



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, FEBRUARY 24, 2015– 6:30 PM
DESERT BREEZE COMMUNITY CENTER
8275 SPRING MOUNTAIN ROAD
LAS VEGAS, NV 89117**

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

John Catlett
Dee Gatliff, Vice Chair
John Getter, Chair
Darby Johnson, Jr.
Angie Heath Younce
Mike Shannon, Town Liaison (702) 455-8338
Diana Morton, Secretary (702) 254-8413

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.
Helen Meyer Community Center-4525 New Forest Dr.
Spring Valley Library – 4280 S. Jones
West Flamingo Senior Center -6255 W. Flamingo

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURES/CONDUCT
 - A. Conformance with the Nevada Open Meeting Law
 - B. Meeting Guidelines
 - C. Approval of Agenda Posted, Including Any Deletions or Corrections
 - D. Approval of Minutes of February 10, 2015
- IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- V. TOWN BOARD INPUT
- VI. GENERAL BUSINESS
 - A. Liaison/County Staff Business
- VII. PLANNING & ZONING

Possible action to be taken on the following applications:
SEE ATTACHMENT “A”
Items on the agenda may be taken out of order.
The Spring Valley Town Advisory Board may combine two or more agenda items for consideration.
The Spring Valley Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

- VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- IX. Set next meeting date – Tuesday, March 10, 2015 – 6:30 PM
- X. Adjournment

COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair
SUSAN BRAGER – TOM COLLINS – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW
DON BURNETTE, County Manager
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

ATTACHMENT A
SPRING VALLEY TOWN ADVISORY BOARD

ZONING AGENDA

TUESDAY, 6:30 P.M., FEBRUARY 24, 2015

HELD OVER FROM FEBRUARY 10, 2015 MEETING:

- 1A. **WS-0019-15 – NV I-215 BUFFALO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a freestanding sign; and 2) reduce the separation from a project identification sign to a freestanding sign.
DESIGN REVIEWS for the following: 1) a freestanding sign; and 2) project identification signs in conjunction with an approved multiple family residential development on 17.2 acres in an R-4 (Multiple Family Residential - High Density) Zone and an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Rafael Rivera Way, 350 feet west of Buffalo Drive within Spring Valley. SS/gc/ml (For possible action)

03/03/15 PC

1. **TM-0012-15 – DURANGO 4.15, LLC:**
TENTATIVE MAP for a commercial subdivision on 4.2 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Durango Drive and the north side of Russell Road within Spring Valley. SB/pb/ml (For possible action)

3/17/15 PC

2. **TM-0015-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**
TENTATIVE MAP consisting of 15 single family residential lots and common lots on approximately 1.9 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the west side of Durango Drive, 450 feet north of Rhodes Ranch Parkway within Spring Valley. SB/rk/ml (For possible action)
3. **UC-0053-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**
USE PERMIT for modified residential development standards in conjunction with a single family development.
WAIVER to allow early final grading.
DESIGN REVIEW for a single family residential development on 1.9 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the west side of Durango Drive, 450 feet north of Rhodes Ranch Parkway within Spring Valley. SB/rk/ml (For possible action)
4. **UC-0058-15 – CASA DEL SOL, LLC:**
USE PERMIT to allow vehicle rental (rental trucks) in conjunction with an existing mini-warehouse facility on 2.4 acres in a C-1 (Local Business) Zone. Generally located on the west side of Decatur Boulevard and the south side of Pioneer Avenue within Spring Valley. SB/dg/ml (For possible action)
5. **WS-0057-15 – SILVERGATE HOMES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for 1 lot (single family residence) in conjunction with an approved single family residential development on 0.4 acres an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldora Avenue, 500 feet east of Tioga Way within Spring Valley. SB/mk/ml (For possible action)

03/18/15 BCC

6. **UC-0044-15 – THE WATERPARK, LLC:**

USE PERMIT for a private recreational facility (water park) including an ancillary use for incidental alcohol service.

DESIGN REVIEW for an incidental alcohol service area on 17.2 acres in an R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone within Village 16A in the Summerlin South Master Planned Community. Generally located on the west side of Fort Apache Road, 620 feet south of Maule Avenue within Spring Valley. SB/rk/ml (For possible action)